MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-291003.0000 RES
F22 2025

sale

2022	KOOGLER ROSS M & KYWA	1996-07-31
2023	KOOGLER ROSS M & KYWA	1996-07-31
2024	KOOGLER KYWANA J	2023-03-03
2025	KOOGLER KYWANA J	2023-03-03 REED ROAD 3
	16949 TR 39	1AF
		$0
	BELLE CENTER OH 43310	

2026	RHODES WILLIAM JOSEPH S	2025-12-18
	16949 TR 39	1SD
	BELLE CENTER OH 43310	

Eff Rate: – 44.45 — 40.66 — 39.34 — 39.29 — a/r

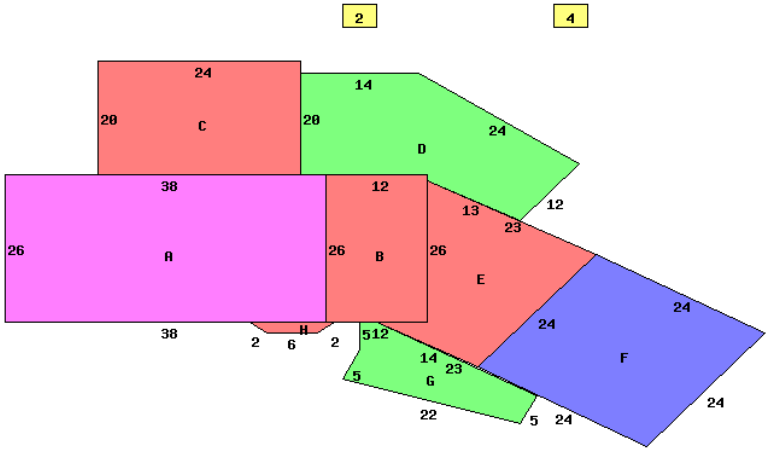
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6030	8630	8630	8630	8630
Bldg100%	83540	150170	150170	150170	150180
Totl100%	89570t	158800t	158800t	158800t	158810t
Cauv100%					
Tax Value:					
Land 35%	2110	3020	3020	3020	3020
Bldg 35%	29240	52560	52560	52560	52560
Totl 35%	31350t	55580t	55580t	55580t	55580t
Hmstd35%				55580	
Owner Oc			46.00	46.02	hmstd 3020 l 52560 b
Hmstd RB					
Net Tax	1262.14	2066.32	1956.48	1953.70	
Sp-Asmnt	24.99	24.99	68.34	68.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
1	F/C	A		312		b	ADDTN
1	F/C	A		480		c	ADDTN
	PAT	P		513	1540	d	PORCH
1	F	A		390		e	ADDTN
	F	G		596	14300	f	GRAGE
	OFP	P		187	5610	g	PORCH
1	F	A		16		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
584	1	2025-12-18	RHODES WILLIAM	1SD	270000	8630	150170
86	1	2023-03-03	KOOGLER KYWANA J	1AF *	0	6030	83540
459	1	1996-07-31	KOOGLER ROSS M & KYWANA	1WD	32500	4310	28110
576	1	1994-06-29	MONTGOMERY SHARON L	1QC *	0	0	32430

Year	Land	Bldg	Total	Net Tax
2021	2110	29240	31350	1333.94
2020	2110	29240	31350	1352.28

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



16949 TR 39 43310

Occupancy 1 Single Family

Story Height 1
Floor Level
Metal

	Main	FRAME		
	Subtotal			
	Roof	GABLE		

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	2186	147600
		147600

B 1 2 U A

Plaster/Drywall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1

Garages and Carports	14300
Extra Features	7790
Total Value	169690
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2186		C	1966VG	169690	.25		150180
2	Shed	*PP F 0	8X14	112			OLD/AV	0			0
4	Shed	*PP	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		125.00	225	115	60	69	8630	8630

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-291003.0000-v082020R